

CPC Meeting Minutes, March 13, 2013

7:30 PM

The Kingsbury Room
Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station for a meeting and public hearing.

Present were the following CPC members: Allan Port (Chair), Tony Parker (Vice Chair), Jim Conlin, Joan Gaughan, Dwight Lueth, Jeanne Conroy, Kathy Egan and Susan Troy. Barbara McMahon arrived at 7:40pm. Susan Minio, CPC administrative assistant, was also present.

The Chair called the meeting to order at 7:30pm

Citizen Speak

No Citizens were present or chose to speak.

Hills Branch Chimney Request: Dwight Lueth

The Chair gave a brief overview of the Chimney project. There are several estimates and recommendations for the project which includes work to the north east side of the building. The estimates for the restoration to its previous appearance is over \$213,000. Dwight Lueth noted that this is an involved and complicated project. Built in 1928 it was not built to the best standards and the repair will be extensive. The permanent building committee is involved in the process and it may come back for less than that after they map out the building and the work needed. There is strong sentiment to restore this side of the building appropriately. It should be noted that the building is on the National Register of Historic Places.

The Chair posed two questions: should CPC fund this project; and if yes, how much? Ms. Gaughan asked if there is Town money to help pay for this project?

Ellen Gibbs, Selectman, stated that there would be some contribution by the Town to this project. They are waiting to find out what the potential range and scope of the project would be and what CPC partnership could be.

Barbara McMahon asked what the other alternatives were under consideration. According to the Chair, alternative restoration would cost \$132,000 (plus) and/ or \$126,000(plus). Per Dwight Lueth, these other options are not acceptable since the building is on the National Register. Mr. Conlin gave some background on National Register project. He stated that this would not oblige the Town in how it kept up the building in the future.

Ms McMahon stated she felt this was a question for the Town. She also noted that CPC had originally budgeted 75K for the project. She had concerns about the rest of the building. Mr. Lueth said that Judith Selwyn finds the rest of the building to be in

good shape. He also noted that the Town has responsibility for the buildings in Town. There was a brief discussion around the role of CPC.

Joan Gaughan suggested that CPC fund the difference between the bare minimum and the cost to bring the building up to the historical restoration. That would be approx 80K and that is her recommendation.

Jim Conlin stated that CPC funds should not be used to fund items that should otherwise be funded by operating departments. Mr. Lueth noted that the most common use of CPC funds in other towns are on special architectural features. He felt CPC should partner to ensure correct historical restoration. He would support providing half the funds for the project with the selectmen supplying the other half. Susan Troy noted that she believes the work should be funded and supports Ms. Gaughan's proposal.

The Chair stated that he would like to see the library provide some of the funding. Beth Sullivan, Library Trustee, stated that there had been significant capital projects they had already supported this past year and their funds were depleted. If they had funds they would put them towards this project.

Dwight Lueth made the motion that CPC would partner with the Selectmen to appropriate up to \$110, 000 and not to exceed 50% of the total cost of the project to the PBC for the restoration of the North east wall of the Hills branch library. The motion was seconded by Joan Gaughan.

After a vote, the motion as stated passed 7 – 2

Voting yes: Kathy Egan, Susan Troy, Jeanne Conroy, Joan Gaughan, Tony Parker, Alan Port , and Dwight Lueth

Voting no: Barbara McMahon and Jim Conlin

Discussion of any current or forthcoming projects

Perrin Playground

Joan Gaughan, on behalf of the NRC, made a motion to change the language in the Perrin Park Playground equipment motion for ATM to utilize funds from **undesignated funds on hand** rather than open space reserves. Tony Parker seconded the motion language change.

After a vote to have the language of the motion changed passed 5-4

Yes: Tony Parker, Jeanne Conroy, Susan Troy, Joan Gaughan and Barbara McMahon,

No: Jim Conlin, Kathy Egan, Dwight Lueth and Alan Port

WHDC

The Chair noted that he needs to ensure that someone from WHDC is prepared to talk at the ATM regarding their funding. Susan Troy has agreed to speak.

Invoice approval

A number of invoices were brought before the CPC for approval. All invoices presented are to be paid out of the CPC administrative funds.

Public Hearing Notice

Gatehouse Media Invoice: \$19.74 (public hearing notice)

Tony Parker made a motion to approve the payment of the invoice.

Jim Conlin seconded the motion and after a vote it passed unanimously.

Hills Library:

M DeBlasio Inc. (boom, and labor) \$2380.00

Structures North Consulting Engineers, Inc (field investigation and schematic design): \$717.29

Preservation Technology Associates, Inc, (JES Completion of consulting per proposal): \$3,870.00

Jim Conlin moved to approve the invoices connected to the Hill Branch Library.

Tony Parker seconded the motion which passed unanimously after a vote.

Minutes approval

Mr. Parker noted that we need to include that the minutes approved at the last meeting were the January 9th minutes

He then moved to approve the minutes as amended. Joan Gaughan seconded the motion which passed unanimously after a vote.